



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: June 8, 2005 REPORT NO. HO-05-105

ATTENTION: Hearing Officer

SUBJECT: DUNHAM PARKING GARAGE
PTS PROJECT NUMBER: 47441

LOCATION: 10251 Vista Sorrento Parkway

APPLICANT: Jeffrey A. Dunham

SUMMARY

Requested Action - Should the Hearing Officer approve Site Development Permit No. 201214 and Coastal Development Permit No. 134535, an amendment to Hillside Review Permit No. 45-244-0 to construct a 43,600 square foot parking structure on a 4.66 acre site with an existing 72,000 square foot, 3-story office building?

Staff Recommendation -

1. CERTIFY Mitigated Negative Declaration LDR No. 47441 and ADOPT Mitigation, Monitoring and Reporting Program, and
2. APPROVE an application for Site Development Permit No. 201214 and Coastal Development Permit No. 134535.

Community Planning Group Recommendation - On September 20, 2004, the Mira Mesa Community Planning Group voted unanimously (13-0-0) to approve the proposed project, with the condition that the southern portion of the parking structure be screened with the additional planting of trees such that it is not visible from Vista Sorrento Parkway.

Environmental Review - A Mitigated Negative Declaration, LDR No. 47441, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

BACKGROUND

The applicant proposes to construct a 43,600 square foot, two-level parking structure on a 4.66 acre site with an existing 72,000 square foot, 3-story office building located at 10251 Vista Sorrento Parkway in the Mira Mesa Community Plan area. The site is located in the IL-3-1 Zone and is designated for industrial use in the Mira Mesa Community Plan. It lies within the MCAS Miramar Accident Potential Zone (APZ-2) of the Airport Environs Overlay Zone and the Coastal Overlay Zone (non-appealable).

Land uses to the north, west and south are zoned for light industrial uses, while to the east the land use is zoned for open space-conservation. The site is located adjacent to but not within the Multiple Habitat Protection Area (MHPA). The existing three-story office building was approved under the Hillside Review Permit (HRP) 45-244-0 in 1981.

DISCUSSION

Project Description:

The project consists of the construction of a two level, 43,600 square foot parking structure on the location of an existing asphaltic concrete (AC) surface parking lot. The existing AC pavement, parking and segments of an existing retaining wall and sidewalk will be removed. A new sidewalk will be constructed and matched to the remaining existing sidewalk. The concrete structure will have building walls will be painted a Mexican sand color and the roof deck will be stained with Fabcrete™ Ancient Buff.

The parking structure consists of two levels, each approximately 345 feet long, oriented on a north/south axis aligned along the property's eastern edge adjacent to the MHPA. The building site's topography falls in elevation from north to south. Each level features 90° parking stalls, two-way traffic flow and a single, at-grade entrance. The upper level is accessed from the north at a finish grade of 172.50, while the lower level is accessed from the south at a finish grade of 154.00. The structure height will vary from 12 inches at its extreme northeast corner to 19 feet at its southwest corner.

Community Plan Consistency:

The proposed project is located within the Sorrento Mesa Subarea of the Mira Mesa Community Plan's Industrial Land Use Area. The site is zoned IL-3-1, allowing for a mix of light industrial, office and commercial uses. As it consists of a parking structure and associated features serving an existing office building, the project would not conflict with the applicable land use plans for the Mira Mesa Community Plan area.

Project Analysis:

The applicant proposes to demolish and remove an asphaltic concrete paved surface parking lot, along with segments of an adjacent retaining wall and sidewalk. A two level concrete parking structure would be constructed in its place adjacent to the MHPA land to the east. Newly constructed sidewalk will match up to the existing sidewalk. There will be new retaining walls installed at the northern and southern ends of the parking structure. The construction would require approximately 2650 cubic yards of cut, 1360 cubic yards of fill, and the export of 1290 cubic yards of soil off-site.

On September 20, 2004, the Mira Mesa Community Planning Group voted unanimously (13-0-0) to approve the parking structure with the condition that the southern portion of the structure be adequately screened with the planting of additional trees such that it is not visible from Vista Sorrento Parkway. The proposed project has incorporated this condition into its design with a dense planting of eight (8) evergreen canopy trees directly south of the structure and the ramp leading to the upper level.

City staff have reviewed the proposed project and have added several conditions. Third Party Beneficiary status would be conferred upon the Permittee as provided for in the City's Implementing Agreement (IA) to utilize the take authorizations granted to the City pursuant to the MSCP because of possible indirect impacts to sensitive species, although the MMRP is designed to reduce these to insignificant levels.

The proposed project site is located within a geologic zone which has a high sensitivity rating to discover significant paleontological resources. Also, the proposed the project would exceed significant paleontological thresholds because it proposes more than 1,000 cubic yards of soil cut (1,290 cubic yards) at a depth of 10 feet or greater (10.5 feet).

City staff have also conditioned this permit that all export material shall be discharged into a legal disposal site and that its approval does not allow the processing and sale of the export material. All such activities require a separate Conditional Use Permit (CUP).

The proposed parking structure will support an existing, previously permitted office building on the site, which is limited to research and development, office and light industrial. The amount of multi-tenant office space is limited to 50 percent of the total square footage of the building. The project proposes 278 off-street parking spaces, including 22 carpool spaces and 7 accessible spaces, as well as 6 motorcycle spaces and 2 bicycle parking spaces. These amounts are in keeping with the building's permitted uses.

Conclusion:

As the proposed project complies with all applicable development regulation and policies currently in effect, the Site Development Permit No. 201214 and Coastal Development Permit No. 134535 should be approved.

ALTERNATIVES

1. Approve Site Development Permit No. 201214 and Coastal Development Permit No. 134535, with modifications.
2. Deny Site Development Permit No. 201214 and Coastal Development Permit No. 134535, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Robert P. Tucker, AICP, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Copy of Recorded (existing) Permit
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology